



**NOTICE OF CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS
302 W. WALNUT ST., CELINA, TEXAS
WEDNESDAY, FEBRUARY 25, 2015
5:00 P.M.**

A G E N D A

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. CONSENT AGENDA:

- A. Consider and act upon an ordinance of the City of Celina, Texas, correcting a clerical error in Ordinance No. 2014-57, Exhibit C; The Lakes of Mustang Ranch Planned Development Regulations pertaining to thoroughfare screening regulations. Liebman
- B. Consider and act upon a resolution of the City of Celina, Texas, in opposition to a revenue cap and legislative interference with local services. Foreman

III. PUBLIC HEARING:

- A. The Celina City Council will conduct two public hearings at 5:00 P.M. & 5:05 P.M. to consider testimony regarding a voluntary annexation request from Frasier Capital on behalf of Prosper ISD for ±112.286 Acres in the Coleman Watson Survey, Abstract No. 945, Tract 37, Tract 52, and Tract 51, Collin County, Texas. (Wellspring Estates) Liebman
- B. The Celina City Council will conduct two public hearings at 5:00 P.M. & 5:05 P.M., to consider testimony regarding voluntary annexation requests from the following applicants: (Sutton Farms) Liebman
 - Frisco Industrial Partners for 52.76 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #11A(1), Denton County, Texas.
 - The Kim Family Living Trust for 97.547 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #12, Denton County, Texas.
 - Mike A. Myers Investment Holdings L.P. for 3.413 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #4, Denton County, Texas.
 - Tarsan Corp for 36.740 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #2, Denton County, Texas.

IV. ACTION ITEMS:

- A. Consider and act to authorize the submission of a 2014 SAFER Grant for no more than 8 fire department staff members. Metdker/Mills

The City Council reserves the right to adjourn into executive session at any time during the course of this hearing to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

“I, the undersigned authority do hereby certify that the Notice of Hearing was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 20, 2015 at 10:55 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.”

Vicki Faulkner, City Secretary
City of Celina, Texas

Date Notice Removed

Celina Council Chambers are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to day of the meeting so that appropriate arrangements can be made.



Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: February 25, 2015
Re: Correction ordinance amending Ordinance 2014-57

Action Requested:

Consider and act upon a correction ordinance of the City of Celina, Texas, amending Ordinance 2014-57, correcting a clerical error in Section 8.2(b) – Thoroughfare screening regulations.

Background Information:

The Celina City Council initially approved the Lakes at Mustang Ranch development regulations within a development agreement amendment during a public hearing at the October 23, 2014 special called City Council meeting. Subsequently, at the December 9, 2014 City Council meeting, the City Council voted to approve development regulations for The Lakes at Mustang Ranch development as part of the rezoning request.

When drafting the ordinance, the development standards in Section 8.2(b)(1) included in the ordinance did not comply with the set of standards that were discussed and approved by the City Council in October. They are as follows:

8.2(b) Screening fences shall be as follows:

1. For lots siding or backing to a collector, there shall be a six (6) foot board-on-board fence with a cap and a generally continuous row shrubs and/or trees within the adjacent landscape buffer; the fence shall have a uniform stain color.

Staff is proposing a correction ordinance which will replace the development standards currently shown (above) with the approved development standards. The correct wording is as follows:

8.2(b) Screening fences shall be as follows:

1. For lots siding to any collector, there shall be a six (6) foot board-on-board fence with a cap and masonry columns at the common rear property line and the front building line. For lots backing to any collector, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer. Any wood fence shall have a uniform stain color; refer to Appendix "E."

Legal Obligations and Review:

The City Attorney has reviewed this ordinance and found it to be acceptable.

Board/Committee Recommendation:

N/A

Public Notifications:

N/A

Supporting Documents:

- Original memo from December 9, 2014 City Council Meeting
- Proposed correction ordinance

Staff recommendation:

Staff recommends approval of the item as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1023 or by email at bwilson@celina-tx.gov.



original memo
Dec. 2014

Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
CC: Mike Foreman, City Manager
From: Helen-Eve Liebman, AICP
Director of Planning & Development Services
Meeting Date: December 9, 2014
Re: Conduct a public hearing to consider and act upon a zoning request on 681.999 acres situated in the Coleman Watson Survey, Block 4, Tract 26; Abstract No. A0945. The property is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkmann Ranch Road. (The Lakes at Mustang Ranch)

Action Requested:

Conduct a public hearing to consider and act upon a zoning request on 681.999 acres situated in the Coleman Watson Survey, Block 4, Tract 26; Abstract No. A0945. The property is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkmann Ranch Road.

Background Information:

A public hearing was held at the June 17, 2014 P&Z Planning and Zoning Commission for proposed development regulations for The Lakes at Mustang Ranch development. The P&Z recommended the regulations for City Council consideration. The Celina City Council held a public hearing and approved the development regulations within a development agreement amendment at the October 23, 2014 special called City Council meeting. The applicant has since submitted an annexation petition and it is being processed through the City Council. Public hearings for zoning are the next step in the development process.

The proposed PD Planned Development District represents the land use standards previously approved by P&Z and City Council through a development agreement amendment.

The PD provides for seven different lot products and allows for MU-2 Mixed-Use on approximately 38 acres at the northwest corner of FM 2478/Custer Road and the future east west thoroughfare. The development regulations identify the area requirements and setbacks for the lot products and MU-2 standards. Below is the lot summary for the residential portion of the property.

Lot Summary

Lot Type	Lot Size	Proposed PD
A	1 Acre Lots	49
B	15K SF Lots	25
C	86' Wide Lots (10K SF Min.)	167
D	74' Wide Lots (9K SF Min.)	456
E	60' Wide Lots (7.5K SF Min.)	505

F	50' Wide Lots (5.5K SF Min.)	466
G	TH Max (10 U/Ac.)	240
TOTAL LOTS		1,908

There are a number of amenities the community will offer such as curvilinear street design, amenitized open space and connecting trails throughout the community. The PD also includes an Enhanced Paving and Screening Plan, Trail Plan, and Side Yard fencing details.

The applicant has worked with staff to provide for quality development regulations for the various products and subdivision regulations specific to the community.

Public Notice:

The public hearing was published in the Celina Record on Friday, October 31th and zoning signs were placed on the property on Tuesday, November 3, 2014. Notices were sent to all property owners listed on the most recently approved municipal tax roll within the subject property and within 200 feet of the subject property. As of December 5, 2014 staff has received one letter in support and no letters in opposition to the proposed amendment.

Supporting Documents:

- Proposed Ordinance

Legal Review:

N/A

Board/Committee Recommendation:

At its regularly scheduled meeting the Planning and Zoning Commission unanimously recommended its approval (5-0) of the proposed PD.

Staff Recommendation:

The proposed PD reflects the approved development agreement regulations; therefore Staff recommends the proposed PD be approved as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at hliebman@celina-tx.gov.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2015-_____

A CORRECTION ORDINANCE OF THE CITY OF CELINA, TEXAS. CORRECTING A CLERICAL ERROR IN ORDINANCE NO. 2014-57, EXHIBIT C; THE LAKES OF MUSTANG RANCH PLANNED DEVELOPMENT REGULATIONS PERTAINING TO THOROUGHFARE SCREENING REGULATIONS; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FINDINGS; PROVIDING FOR CORRECTION; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTY CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, all legal notices, requirements and conditions were fulfilled; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before City Council at which the City Council considered, among other things, the character of the land and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and did hereby find that the amendment accomplished such objectives; and

WHEREAS, Ordinance No. 2014-57 amending the city's zoning ordinance was passed in accordance with law; and

WHEREAS, the regulations contained in this correction ordinance were presented to and approved by the city council on December 9, 2014 in Ordinance 2014-57; and

WHEREAS, Exhibit C of The Lakes of Mustang Ranch Planned Development Regulations, Section 8.2(b)(1) pertaining to thoroughfare screening regulations contained a scrivener's error in its designation of the screening required for residences either siding or backing to any collector thoroughfare

WHEREAS, the purpose of this ordinance is to correct such error; and

WHEREAS, the City Council has determined that there is a necessity for this correcting ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2

FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interests of the City of Celina, Texas, and of the public health, safety and welfare.

SECTION 3

CORRECTION

3.01 That Section 8.2(b)(1) of The Lakes of Mustang Ranch Planned Development Regulations contained in Exhibit C of Ordinance 2014-57 is hereby corrected to reflect the adopted amendment to Section 8.2(b)(1) as follows:

“8.2(b) Screening fences shall be as follows:

1. For lots siding to any collector, there shall be a six (6) foot board-on-board fence with a cap and masonry columns at the common rear property line and the front building line. For lots backing to any collector, a minimum six (6) foot masonry wall with columns shall be constructed. In addition, a generally continuous row of shrubs and/or trees shall be installed in front of the fence within the adjacent landscape buffer. Any wood fence shall have a uniform stain color; refer to Appendix “E.” ”

3.02 That all other portions of Ordinance 2014-57 are hereby affirmed.

SECTION 4

CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5

SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting Ordinance No. 97-10 or Ordinance No. 2014-57 or the zoning and development of land within the City of Celina, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6

PENALTY CLAUSE

6.01 Any person violating any of the provisions of this Ordinance shall be deemed guilty of a Class C misdemeanor upon conviction and shall be fined, except as otherwise provided herein, in a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

6.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this _____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

Lance Vanzant, City Attorney
City of Celina, Texas

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF _____, TEXAS, IN OPPOSITION
TO A REVENUE CAP AND LEGISLATIVE INTERFERENCE WITH LOCAL
SERVICES.**

WHEREAS, bills have been introduced to cap the amount of property tax revenue cities can collect each year in a misguided effort to reduce the property tax burden on homeowners and businesses; and

WHEREAS, currently, if a Texas city increases property tax collections by more than eight percent over the previous year, voters can petition for an election to rollback the increase; and

WHEREAS, bills have been introduced to replace that eight percent "rollback rate" with a hard cap of four percent and require mandatory elections on an increase over four percent – all with the false claim that this would provide property tax relief; and

WHEREAS, according to the state comptroller's latest survey of property tax rates in 1,002 cities in Texas, 67 percent of cities raised their property taxes by less than four percent from 2012 to 2013 and 37 percent of cities actually reduced their property taxes; and

WHEREAS, that means property owners in at least 669 Texas cities would have seen no reduction in their city property taxes if the four percent cap had been in effect; and

WHEREAS, while the savings to individual taxpayers are very small or even non-existent, a four percent cap could represent a loss in vital city services; and

WHEREAS, cities collect just 16 percent of the property taxes levied in Texas, and most of the property taxes paid by Texans (55 percent) go to school districts; and

WHEREAS, according to the comptroller's report, the total amount of property taxes collected by cities rose by 3.61 percent between 2012 and 2013, while school district tax collections rose by more than twice that rate or 7.72 percent; and

WHEREAS, school property taxes have been rising because the legislature continues to reduce the state's share of funding for schools, which forces districts to get more revenue from property taxes.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS:

1. That all of the above recitals are true and correct;
2. That the City Council of the City of _____, Texas, is OPPOSED to the legislative imposition of a revenue cap and legislative interference with local services; and
3. That imposing a revenue cap on cities: (a) does not provide meaningful tax relief; (b) robs cities of the ability to meet local needs; and (c) diverts attention from the real cause of higher property taxes, which is the legislature's failure to address the problem of school funding.

PASSED AND APPROVED this _____ day of _____, 20__



Planning & Development Services
City of Celina, Texas

Memorandum

To: The Celina Planning and Zoning Commission
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: February 25, 2015
Re: Wellspring Annexation public hearings

Action Requested:

Conduct two public hearings at 5:00 p.m. & 5:05 p.m. regarding a voluntary annexation request from Frasier Capital on behalf of Prosper ISD for ±112.286 acres in the Coleman Watson Survey, Abstract No. 945, Tract 37, Tract 52, and Tract 51, Collin County, Texas. (Wellspring)

Background Information:

A petition for annexation was received from Frasier Capital on behalf of Prosper ISD. The property is contiguous to the current city limits.

- ~~February 10, 2015~~ ~~Council option to accept voluntary petition to annex~~
- February 25, 2015 Council to hold public hearings
- March 17, 2015 Council to consider annexation ordinance

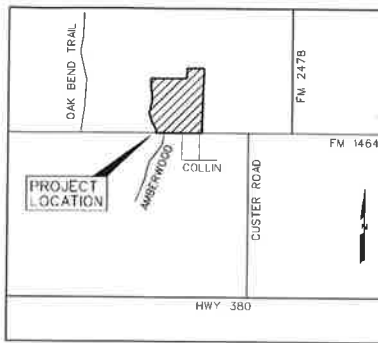
Board Review/Citizen Input:

N/A

Supporting Document:

Annexation Exhibit

Thank you for your consideration of this item, if I can be of any support, please contact me at 972-382-2682 ext. 1023 or by email at bwilson@celina-tx.gov.



LOCATION MAP

NOTE:
NO FLOOD PLAIN EXISTS ON
SITE PER FEMA MAP NO. 48085C0140J
DATED JUNE 2, 2009

0 200 400 800
SCALE: 1" = 400'



WELLSRING ESTATES

OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
IN THE

COLLIN COUNTY, TEXAS

APPLICANT

FRASER CAPITAL, LLC.

18208 PRESTON RD, D9461

DALLAS, TEXAS 75252

214-762-5709

OWNER

PROSPER INDEPENDENT SCHOOL DISTRICT

605 E. 7TH STREET

PROSPER, TEXAS 75078

469-219-2000



CORWIN ENGINEERING, INC.

200 W. Belmont, Suite E. Allen, Texas 75013 (972) 396-1200

CITY CASE NO. _____

JANUARY 2015

SCALE: 1" = 400'



Planning & Development Services
City of Celina

Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
From: Brooks Wilson, AICP, Senior Planner
CC: Mike Foreman, City Manager
Date: February 25, 2015
Re: Sutton Farm Annexation Public Hearings

Action Requested:

Conduct public hearings to consider testimony for voluntary annexation requests from the following applicants:

- Conduct two public hearings at 5:00 p.m. and 5:05 p.m. regarding a voluntary annexation request from Frisco Industrial Partners for 52.76 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #11A(1), Denton County, Texas.
- Conduct two public hearings at 5:00 p.m. and 5:05 p.m. regarding a voluntary annexation request from the Kim Family Living Trust for 97.547 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #12, Denton County, Texas.
- Conduct two public hearings at 5:00 p.m. and 5:05 p.m. regarding a voluntary annexation request from Mike A. Myers Investment Holdings L.P. for 3.413 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #4, Denton County, Texas.
- Conduct two public hearings at 5:00 p.m. and 5:05 p.m. regarding a voluntary annexation request from Tarsan Corp for 36.740 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #2, Denton County, Texas.

Background Information:

A petition for annexation was received from Centurion American on behalf of the aforementioned petitioners on December 9, 2014. The properties are contiguous to the current city limits.

- | | |
|--------------------------------|---|
| ▪ February 10, 2015 | Council option to accept voluntary petition to annex |
| ▪ February 25, 2015 | Council to hold public hearings |
| ▪ March 17, 2015 | Council to consider annexation ordinance |

Board Review/Citizen Input:

N/A

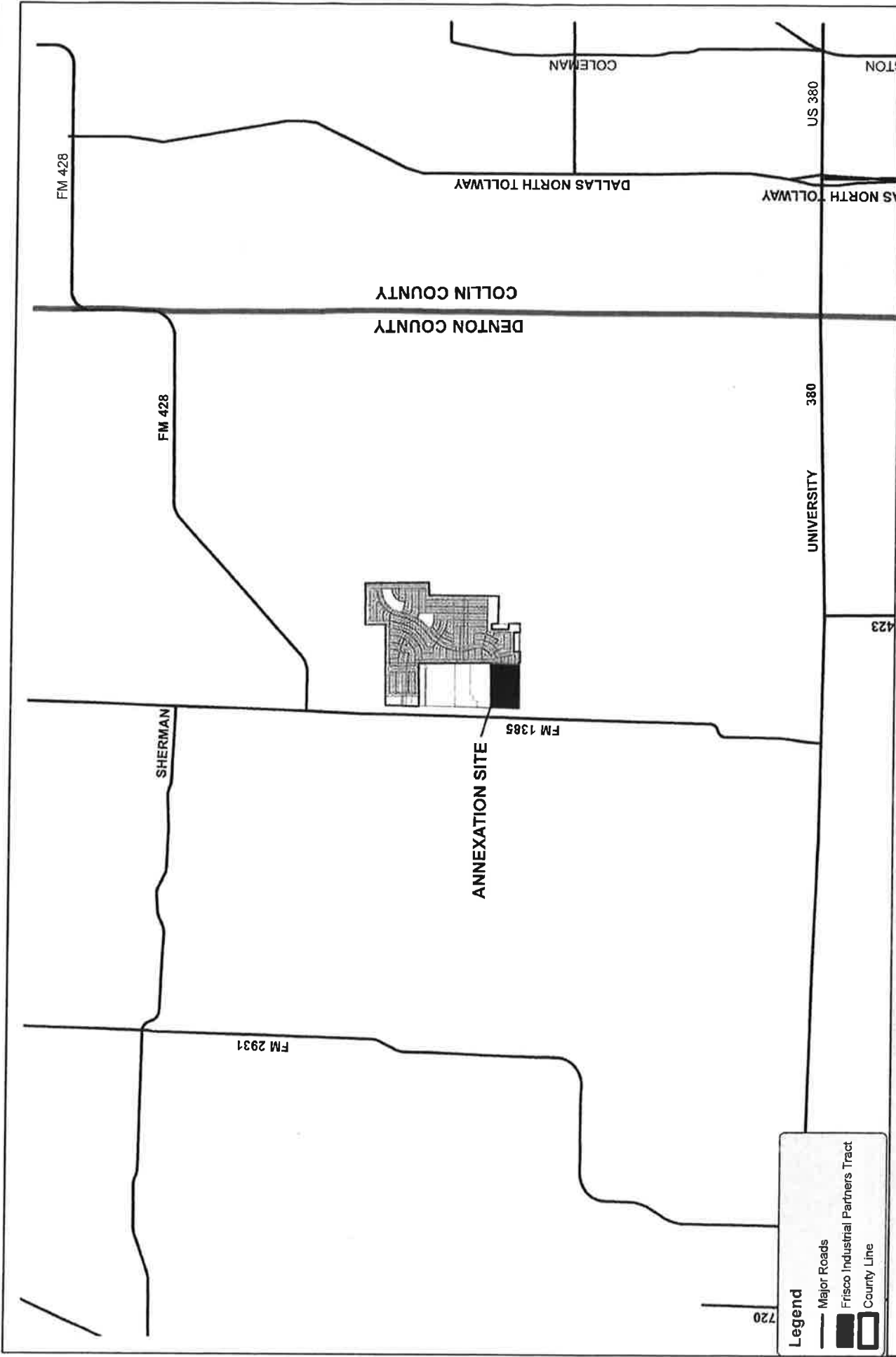
Supporting Documents:

- Exhibit A – Frisco Industrial Partners Tract
- Exhibit B – Kim Family Living Trust Tract
- Exhibit C – Myers Investment Holdings, LP Tract
- Exhibit D – Tarsan Corp Tract

Staff Recommendation:

No recommendation at this time.

Thank you for your consideration of this item, if I can be of any support, please contact me at 972-382-2682 ext. 1023 or by email at bwilson@celina-tx.gov.



Annexation Location Map Frisco Industrial Partners Tract

Centurion American
DEVELOPMENT GROUP

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
1900 Ross Avenue, Suite 1000, Dallas, TX 75201
Phone: (214) 443-4400, Fax: (214) 443-4401

BEING A CALLED 97.547 ACRE TRACT OF LAND SITUATED IN THE F. WILKERSON SURVEY, ABSTRACT NO. 1411 IN DENTON COUNTY, TEXAS AS DESCRIBED IN A WARRANTY DEED TO OK KYUN KIM AND YOUNGMOO KIM, TRUSTEES OF THE KIM FAMILY LIVING TRUST DATED JUNE 16, 2005, RECORDED AS DOCUMENT NUMBER 2005-86220 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (R.P.R.D.C.T.). SAID 97.547 ACRE TRACT ALSO BEING A PART OF A 106 ACRE PARENT TRACT OF LAND CONVEYED TO CLIFF JONES BY BANKERS LIFE COMPANY IN DEED RECORDED IN VOLUME 287, PAGE 587 OF THE SAID R.P.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID 106 ACRE TRACT, SAME POINT BEING THE NORTHEAST CORNER OF SAID 97.547 ACRE TRACT;

THENCE SOUTH 01 DEGREE 25 MINUTES 00 SECONDS WEST WITH THE EAST LINE OF SAID 106 ACRE TRACT FOR A DISTANCE OF 1568.61 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 237.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREE 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 733.64 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 237.50 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID 106 ACRE TRACT, SAME POINT BEING LOCATED IN THE APPROXIMATE CENTERLINE OF PARVIN ROAD;

THENCE SOUTH 01 DEGREE 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 490.70 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 106 ACRE TRACT;

THENCE NORTH 88 DEGREES 29 MINUTES 00 SECONDS WEST WITH THE SOUTH LINE OF SAID 106 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF PARVIN ROAD, FOR A DISTANCE OF 378.11 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREE 25 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 268.61 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 29 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 820.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREE 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 268.61 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF PARVIN ROAD;

THENCE NORTH 88 DEGREES 29 MINUTES 00 SECONDS WEST WITH SAID CENTERLINE FOR A DISTANCE OF 462.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 106 ACRE TRACT;

THENCE NORTH 01 DEGREE 24 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 2797.30 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 106 ACRE TRACT;

THENCE SOUTH 88 DEGREES 20 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1651.60 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 97.535 (CALLED 97.547) ACRES OF LAND MORE OR LESS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

FOR PETTIT BARRAZA LLC:



Jamie D. Nichols
JAMIE D. NICHOLS, RPLS NO. 5184

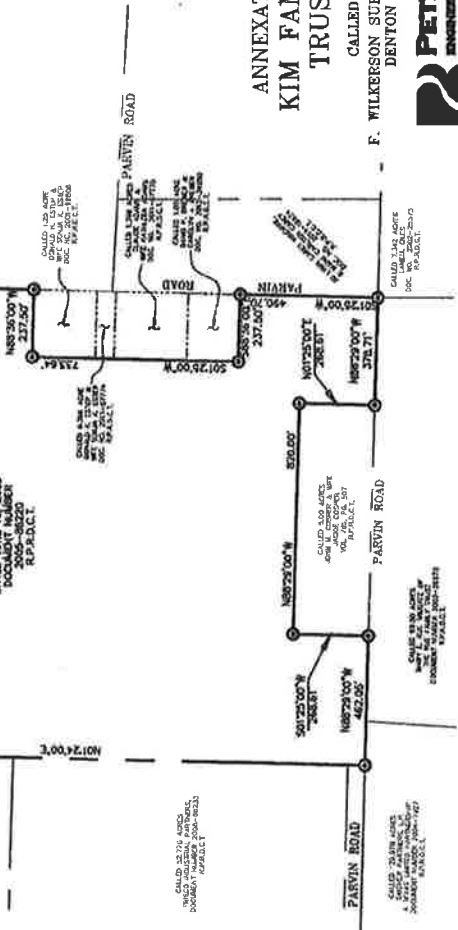


LOCATION MAP
N.T.S.

CALL 97.547 ACRES
OF KIM & KIM
FAMILY LIVING TRUST
TRUSTEES OF THE KIM
FAMILY LIVING TRUST
IN 2005
2005-86220
R.P.R.D.C.T.

LEGEND:

POB — POINT OF BEGINNING
R.P.R.D.C.T. — REAL PROPERTY RECORDS OF
DENTON COUNTY, TEXAS



ANNEXATION EXHIBIT
KIM FAMILY LIVING
TRUST TRACT

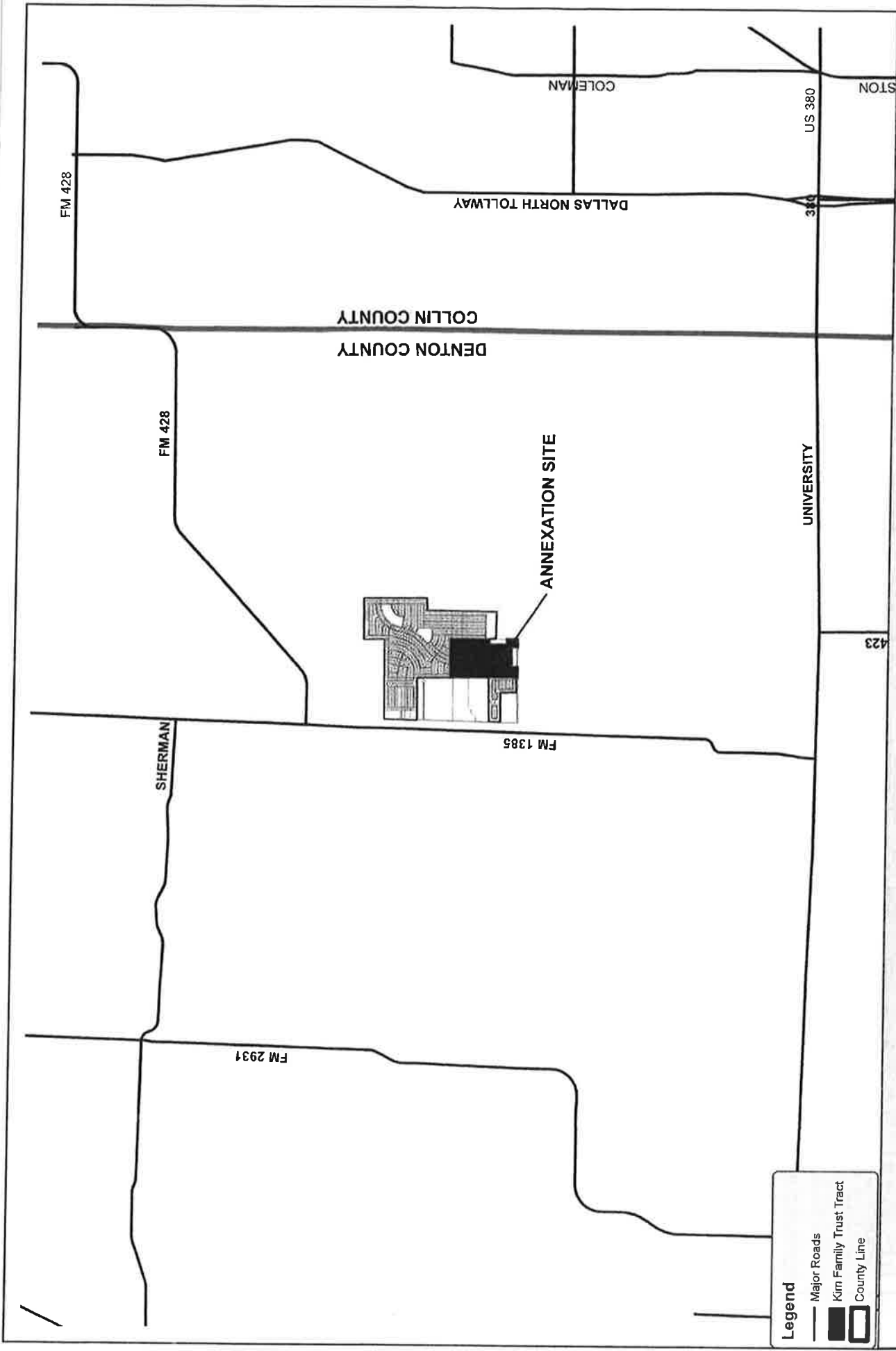
CALLED 97.547 ACRES
F. WILKERSON SURVEY, ABSTRACT NO. 1411
DENTON COUNTY, TEXAS



PETTIT BARRAZA
ENGINEERING PLANNING SURVEYING
TYPE 201 REGISTRATION NO. 1408
TYPE 201 REGISTRATION NO. 1408
TOL. No. (214) 221-8555
FAX No. (214) 240-2550
Richardson, Texas 75081

DATE: DECEMBER 2014
JOB NO. 14013-00
SCALE: 1"= 400'

NOTES:
1. NO IMPROVEMENTS, OR EASEMENTS ARE SHOWN.
2. BASIS OF BEARINGS ARE DERIVED FROM THE
NORTH LINE OF SUBJECT TRACT.



Annexation Location Map Kim Family Living Trust Tract



1 Miles

Centurion American
DEVELOPMENT GROUP

PETTIT BARRAZA
ENGINEERING PLANNING SURVEYING
10000 W. 10th Street, Suite 100
Dallas, Texas 75243-1000
Phone: 214.343.7300 Fax: 214.343.7301

BEING A CALLED 3.413 ACRE TRACT OF LAND SITUATED IN THE F. WILKERSON SURVEY, ABSTRACT NO. 1411 IN DENTON COUNTY, TEXAS AS DESCRIBED IN A SPECIAL WARRANTY DEED TO MIKE A. MYERS INVESTMENT HOLDINGS, L.P., RECORDED AS DOCUMENT NUMBER 2007-53939 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS (R.P.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 3.413 ACRE TRACT, AND AT THE NORTHWEST CORNER OF LOT 1 OF COUNTRYVIEW ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, PAGE 267, PLAT RECORDS OF DENTON COUNTY, TEXAS, AND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 1385 (CALLED 80 FOOT RIGHT-OF-WAY AT THIS POINT);

THENCE NORTH 01 DEGREE 28 MINUTES 31 SECONDS EAST WITH THE SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 3.413 ACRE TRACT, FOR A DISTANCE OF 310.75 FEET TO THE SOUTHWEST CORNER OF A CALLED 18,0152 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MIKE A. MYERS INVESTMENT HOLDINGS L.P., RECORDED AS DOCUMENT NUMBER 2005-93340 OF SAID R.P.D.C.T. FOR THE NORTHWEST CORNER OF SAID 3.413 ACRE TRACT;

THENCE SOUTH 85 DEGREES 17 MINUTES 14 SECONDS EAST WITH THE NORTH LINE OF SAID 3.413 ACRE TRACT FOR A DISTANCE OF 517.86 FEET TO THE NORTHEAST CORNER OF SAID 3.413 ACRE TRACT;

THENCE SOUTH 00 DEGREES 19 MINUTES 34 SECONDS WEST WITH THE EAST LINE OF SAID 3.413 ACRE TRACT FOR A DISTANCE OF 261.52 FEET TO THE SOUTHEAST CORNER OF SAID 3.413 ACRE TRACT IN THE NORTH LINE OF SAID COUNTRYVIEW ADDITION;

THENCE SOUTH 89 DEGREES 16 MINUTES 44 SECONDS WEST WITH THE NORTH LINE OF SAID COUNTRYVIEW ADDITION FOR A DISTANCE OF 522.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.413 ACRES OF LAND MORE OR LESS ACCORDING TO SAID DOCUMENT NUMBER 2007-53939.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATOR OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

FOR PETITT BARRAZA LLC:



JAMIE D. NICHOLS, RPLS NO. 5184

- LEGEND:
- POINT OF BEGINNING
 - REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
 - PLAT RECORDS OF DENTON COUNTY, TEXAS
- NOTES:
1. NO IMPROVEMENTS OR EASEMENTS ARE SHOWN.
 2. BASIS OF BEARINGS ARE DERIVED FROM THE SOUTH LINE OF SUBJECT TRACT.



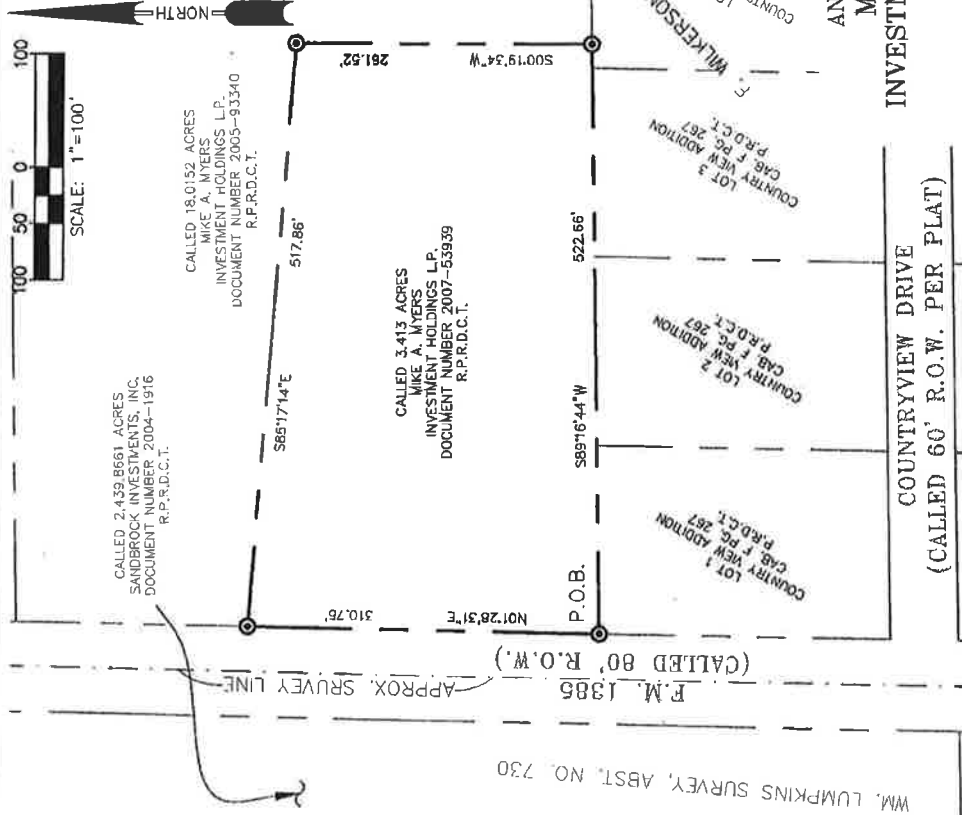
CALLLED 2,439.8661 ACRES
SANDBROCK INVESTMENTS, INC.
DOCUMENT NUMBER 2004-1916
R.P.D.C.T.

CALLLED 18,0152 ACRES
MIKE A. MYERS
INVESTMENT HOLDINGS L.P.
DOCUMENT NUMBER 2005-93340
R.P.D.C.T.

CALLLED 3.413 ACRES
MIKE A. MYERS
INVESTMENT HOLDINGS L.P.
DOCUMENT NUMBER 2007-53939
R.P.D.C.T.



LOCATION MAP



ANNEXATION EXHIBIT
MIKE A. MYERS
INVESTMENT HOLDINGS L.P.
TRACT

CALLLED 3.413 ACRES
F. WILKERSON SURVEY, ABSTRACT NO. 1411
DENTON COUNTY, TEXAS



PETITT BARRAZA LLC
TYPE: RPLS REGISTRATION NO. 1168
TEXAS PLAT REGISTRATION NO. 1168
1851 Glenville Drive, Suite 206
Richardson, Texas 75081
Tel. No. (214) 291-9855
Fax No. (214) 340-3550
DATE: DECEMBER, 2014
JOB NO. 1407-3-00
SCALE: 1"= 100'



Annexation Location Map

Mike A. Myers

Investment Holdings L.P. Tract

Centurion American
DEVELOPMENT GROUP

PETTIT BARRAZA
ENGINEERING PLANNING SURVEYING
TRUST TERRACE SUITE 200 DALLAS, TX 75244

BEING A CALLED 36.740 ACRE TRACT OF LAND SITUATED IN THE F. WILKERSON SURVEY, ABSTRACT NO. 1411 IN DENTON COUNTY, TEXAS AS DESCRIBED IN A GENERAL WARRANTY DEED TO TARSAN CORPORATION RECORDED AS DOCUMENT NUMBER 2002-108524 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS (R.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF SAID 36.740 ACRE TRACT, SAID POINT ALSO BEING LOCATED IN THE EAST RIGHT-OF-WAY LINE OF S.H. 1385 (CALLED 60 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT ALSO BEING LOCATED IN THE NORTH LINE OF SAID F. WILKERSON SURVEY AND THE SOUTH LINE OF THE T. WYNTRYRE SURVEY, ABSTRACT NUMBER 903; THENCE SOUTH 88 DEGREES 16 MINUTES 38 SECONDS EAST WITH THE NORTH LINE OF SAID WILKERSON SURVEY FOR A DISTANCE OF 1770.62 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 36.740 ACRE TRACT;

THENCE SOUTH 01 DEGREES 26 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 887.49 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 36.740 ACRE TRACT;

THENCE NORTH 88 DEGREES 43 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1806.58 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 36.740 ACRE TRACT, SAID POINT BEING LOCATED IN THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 1385;

THENCE NORTH 03 DEGREES 32 MINUTES 58 SECONDS EAST WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 1385 FOR A DISTANCE OF 456.43 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 36.740 ACRE TRACT;

THENCE NORTH 03 DEGREES 54 MINUTES 58 SECONDS EAST CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 1385 FOR A DISTANCE OF 445.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.740 ACRES OF LAND, MORE OR LESS, ACCORDING TO DOCUMENT NUMBER 2002-108524 FILED IN THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

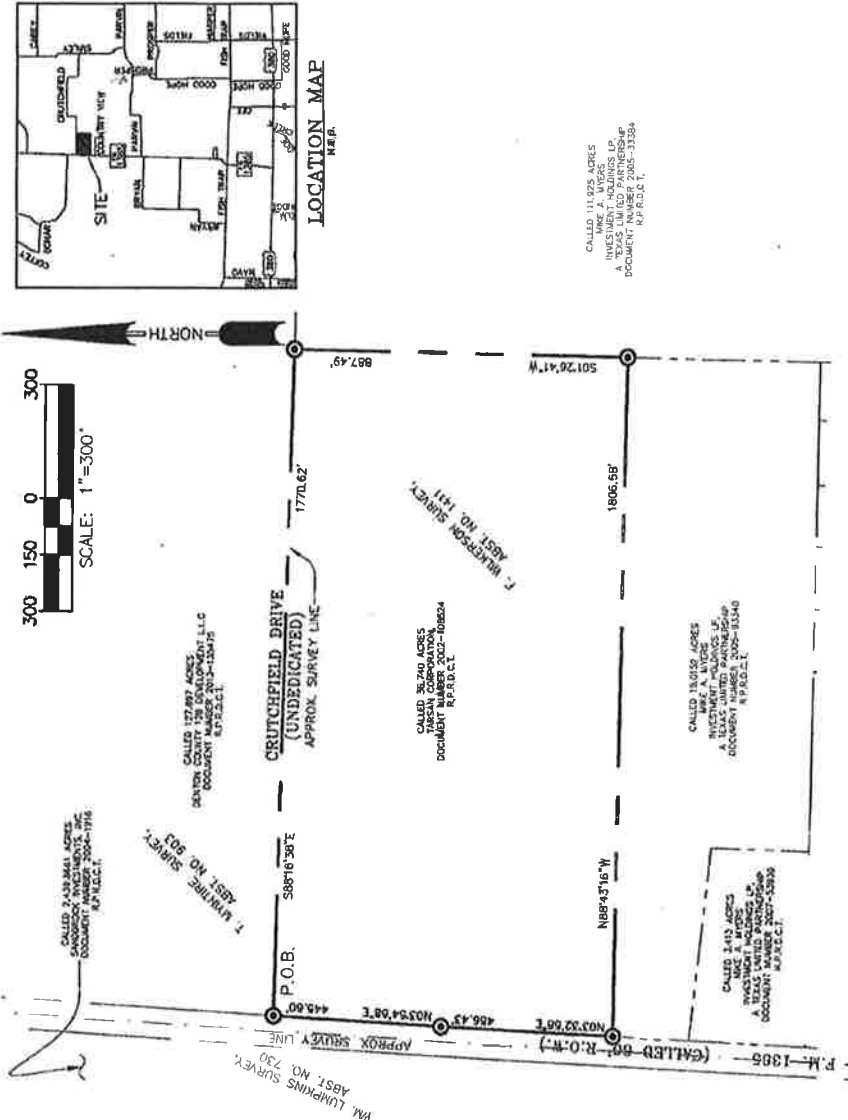
FOR PETITT BARRAZA LLC:



A.D. Nichols
JAMIE D. NICHOLS, RPLS NO. 5184

LEGEND:
P.O.B. - POINT OF BEGINNING
R.P.R.D.C.T. - REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

NOTES:
1. NO IMPROVEMENTS OR EASEMENTS ARE SHOWN.
2. BASIS OF BEARINGS ARE DERIVED FROM THE NORTH LINE OF SUBJECT TRACT.



ANNEXATION EXHIBIT TARSAN CORPORATION TRACT

CALLLED 36.740 ACRES
F. WILKERSON SURVEY, ABSTRACT NO. 1411
DENTON COUNTY, TEXAS



PETTIT BARRAZA
SURVEYORS & PLANNERS, INC.
TYPE FORM REGISTRATION NO. 1088
TYPE FORM REGISTRATION NO. 1088
1851 Glenview Drive, Suite 200
Richardson, Texas 75081
FAX NO. (214) 340-3550
DATE: DECEMBER, 2014
JOB NO. 14015-00
SCALE: 1"= 300'

CALLLED 11.925 ACRES
MAYE A. WYERS
INVESTMENT HOLDINGS LP
A TEXAS LIMITED PARTNERSHIP
DOCUMENT NUMBER 2005-33384
R.P.R.D.C.T.

CALLLED 36.740 ACRES
TARSAN CORPORATION
DOCUMENT NUMBER 2002-108524
R.P.R.D.C.T.

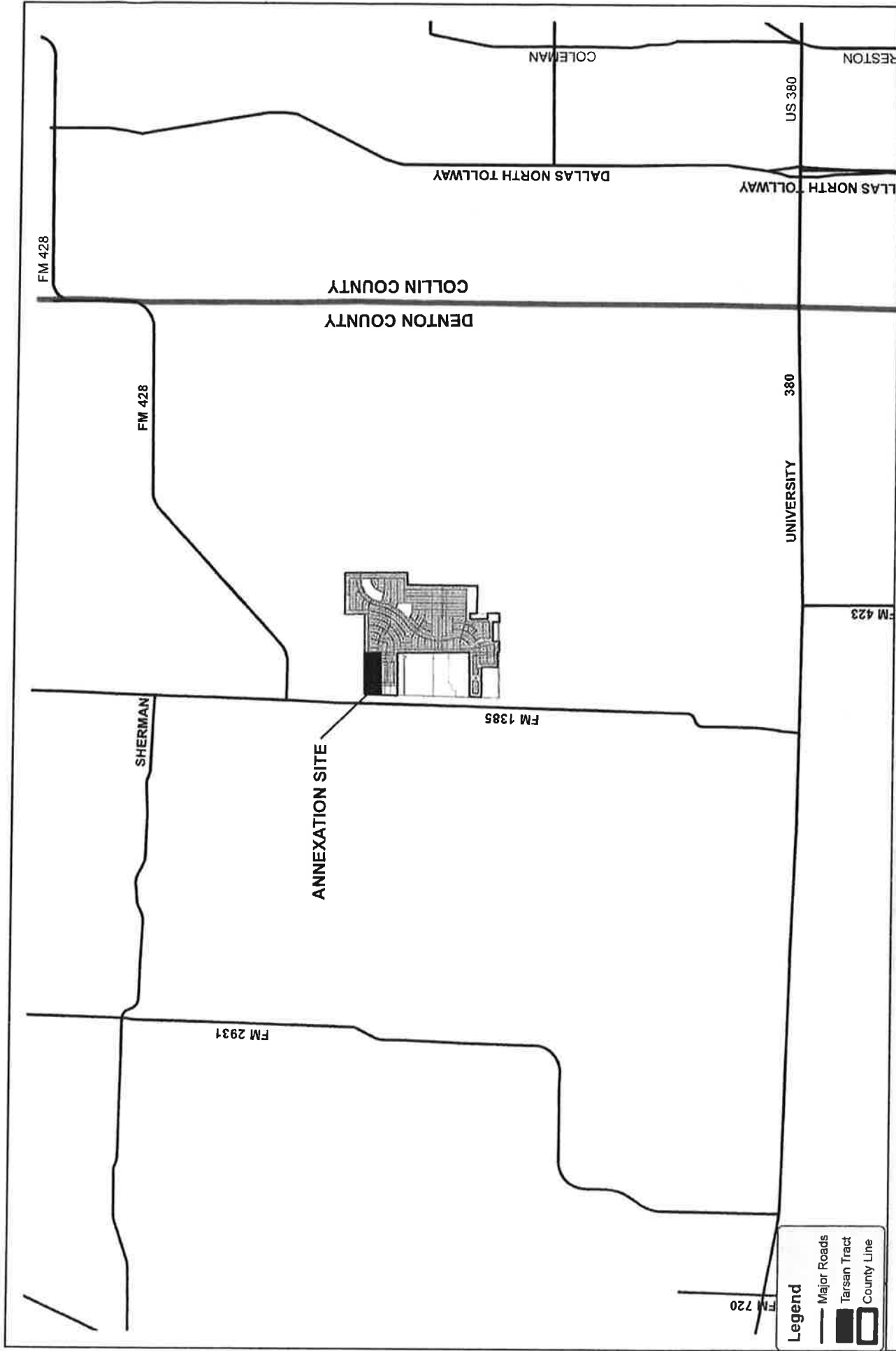
CALLLED 18.000 ACRES
INVESTMENT HOLDINGS LP
A TEXAS LIMITED PARTNERSHIP
DOCUMENT NUMBER 2002-10340
R.P.R.D.C.T.

CALLLED 2.415 ACRES
INVESTMENT HOLDINGS LP
A TEXAS LIMITED PARTNERSHIP
DOCUMENT NUMBER 2002-10340
R.P.R.D.C.T.

CALLLED 2.415 ACRES
INVESTMENT HOLDINGS LP
DOCUMENT NUMBER 2002-10340
R.P.R.D.C.T.

CALLLED 127.887 ACRES
DENTON COUNTY 125 ENVIRONMENT LLC
DOCUMENT NUMBER 2004-15845
R.P.R.D.C.T.

LOCATION MAP
N.B.R.



Annexation Location Map Tarsan Corporation Tract

Centurion American
DEVELOPMENT GROUP

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
1800 West 10th Street, Suite 100
Ft. Worth, Texas 76102-4411



Fire Department
City of Celina, Texas

Memorandum

To: Honorable Mayor Terry and the Celina City Council
From: Kyle Mills, Deputy Fire Chief
CC: Mike Foreman, City Manager
Date: February 25, 2015
Re: Consent to authorize the fire department to apply for the 2014 SAFER Grant

Action Requested:

Authorization to Allow Celina Fire Administration to Apply for the 2014 SAFER Grant for No More Than 8 Personnel

Background Information:

The fire department is currently understaffed on each shift to meet minimum NFPA standards. This grant would allow the fire department to fully staff Station 1 and provide guaranteed 24/7 coverage as recognized through best practices and industry standard.

Alternatives:

The only alternative to not applying for this grant is to hire additional firefighters out of the general fund.

Financial Considerations:

This grant pays 100% of salary and benefits for each firefighter for a period of 24 months. There is no cost share associated with this grant. There is also no federal requirements of retentions after the period of performance (24 months).

After the period of performance, the city would be responsible for the full amount of salary and benefits.

8 firefighters with benefits: \$534,431.52

First year operational costs considerations:

Bunker Gear: \$24,000-recurring cost (every fifth year).

Training Cost: \$2,500-annual recurring cost

Uniform Cost: \$8,000-one-time cost (annual recurring is \$3,600 starting year 2)

Medical Physicals: \$3,200-recurring cost

Total First Year Operational Cost: \$40,200

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Recommend Approval

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.